

**Accessory Dwelling Units: New Accessory Dwelling Unit (ADU)
Section V.(C) and adjustments to Table of Permitted Uses and
Section VI that requires a simple majority vote at Town Meeting
for Adoption.**

**V. PERMITTED USES IN ZONING DISTRICTS (amended FTM 9/12/2011,
ATM 4/9/2012 and FTM 9-17-2018)**

A. GENERAL STATEMENT RELATIVE TO ALL DISTRICTS

Uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related productions, may be permitted upon the issuance of a special permit by the Board of Appeals, provided that the Board of Appeals finds that the proposed accessory use does not substantially derogate from the public good.

B. TABLE OF PERMITTED USES

In case of a difference between the terms and conditions in this Part H. in Section III, the terms and conditions in the other parts in Section III shall govern.

Definitions of the abbreviations for Zoning Districts are given in Section IIA. “Y” means use or structure permitted as of right.

“SP” means use or structure permitted only by grant of a Special Permit by the Board of Appeals.

“N” means use or structure not permitted.

Principal Permitted Uses and Structures						
Uses	Zoning Districts					
	SRAA &SR	RA	R	SM R	G	D
I. Residential						
A. One family detached dwelling (limited to one single family dwelling unit per lot)	Y	Y	Y	Y	Y	Y
B. The conversion of a dwelling that existed prior to July 14, 1951 (the date of the adoption of the Single Residential District) into a two-family dwelling, provided that the lot for the dwelling contains not less than the square feet of land area required in the Schedule of Area & Dimensions in Part IV. B.	Y	Y	Y	Y	Y	Y
C. The conversion of a dwelling into a two-family dwelling provided that the lot for the dwelling contains not less than the square feet of land area required in the Schedule of Area and Dimensions in Part IV. B	N	Y	Y	Y	Y	Y

Principal Permitted Uses and Structures						
Uses	Zoning Districts					
	SRAA &SR	RA	R	SM R	G	D
D. The construction of a two-family dwelling provided that the lot for the dwelling contains not less than the square feet of land area required in the Schedule of Area and Dimensions in Part IV. B	N	SP	Y	Y	Y	Y
E. One accessory dwelling unit per lot, provided the minimum lot area required in the Zoning district where the lot is located is provided for each dwelling on the lot.	NS <u>SP</u> <u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	SP <u>Y</u>	Y
F. The conversion of any existing dwelling into a two-family or a multiple dwelling with not more than (4) dwelling units, or an inn, -provided that the size of the building shall not be increased by more than (10%) of the area which was originally used for habitation-; or act on anything relative thereto-	N	N	SP	SP	SP	SP
G. New town houses and other multiple dwellings, not to exceed four dwelling units in any one structure, provided that there is a minimum of ten thousand (10,000) square feet of land area for each dwelling unit.(amended ATM 4/9/2012)	N	N	N	SP	SP	SP
H. The conversion or new construction of a mixed use building with no more than 4 residential units in the building	N	N	N	N	N	Y
II. Educational, Institutional, Recreational and Agricultural Uses						
A. Educational purposes on land owned or leased by the Commonwealth or any of its agencies, sub- divisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation-	Y	Y	Y	Y	Y	Y
B. Churches and buildings for religious purposes.	Y	Y	Y	Y	Y	Y
C. Private clubhouse, meeting halls and lodge rooms to be used by fraternal or other	N	N	N	N	N	SP

Principal Permitted Uses and Structures						
Uses	Zoning Districts					
	SRAA &SR	RA	R	SM R	G	D
D. The use of land for the primary purpose of agriculture, horticulture or floriculture-	Y	Y	Y	Y	Y	N
III. Governmental and Public Service Uses						
A. Transportation services, including railroad stations, bus passenger stations, bus terminals	N	N	N	N	N	SP
IV. Retail Business and Consumer Service Uses						
A. The office of a doctor or dentist or the member of a recognized profession residing on the premises, providing there is no display or advertising except for a sign of not more than three square feet.	Y	Y	Y	Y	Y	SP
B. Art studio, provided it does not cause noise, undue commotion or traffic which is detrimental to a residential neighborhood.	Y	Y	Y	Y	Y	Y
C. The taking of boarders or the leasing of rooms by the person or persons residing on the premises, provided that there is no sign or display to advertise such use.	SP	SP	Y	Y	Y	Y
D. Guest houses, provided that there is no sign or display to advertise such use except that	N	N	Y	Y	Y	Y
E. Galleries or studios for the instruction, practice and recital of musical instruments, voice, drama & dance provided that such work is not detrimental to the neighborhood because of noise or	N	N	SP	Y	Y	Y
F. Greenhouses and nurseries. A greenhouse or nursery may also sell products and items usually associated therewith.	N	N	SP	Y	Y	N
G. Stores, salesrooms, or showrooms for the conduct of a retail business, such as clothing and antiques, excluding, however, the display or sale of motor vehicles	N	N	N	Y	Y	Y

Principal Permitted Uses and Structures						
Uses	Zoning Districts					
	SRAA &SR	RA	R	SM R	G	D
H. Personal service retail shops, such as a barber, hairdresser, photographic studios, professional offices or agencies, collection stations for laundry or dry cleaning	N	N	N	Y	Y	Y
I. Shops for custom work such as by a dressmaker, furrier, interior decorator, milliner, or tailor.	N	N	N	Y	Y	Y
J. Shops for custom work, such as a shop for a cabinet maker, job printer, repair of household appliances or furnishings, shoemaker, blacksmith, upholsterer or woodworker, provided that such work is not detrimental to the neighborhood because of noise, odors or vibrations.	N	N	N	Y	Y	SP
K. Any of the following service establishments dealing directly with the consumer: Repair shops for motor vehicles (provided that all work is performed within a building), service stations, and similar services that cannot be	N	N	N	SP	Y	SP
L. Retail display and sale of motor vehicles.	N	N	N	SP	N	N
M. Craft shops such as frame shops, artists' studios, shops fabricating wearing apparel or accessories.	N	N	N	N	Y	Y
N. Business or professional offices or agencies, banks or other financial institutions.	N	N	N	N	Y	Y
O. Food service establishments that sell over a counter, such as bakeries, coffee shops, ice cream shops	N	N	Y	Y	Y	Y
P. Restaurants or other eating places serving food only to persons seated at tables or counters provided no mechanical or live entertainment is regularly furnished	N	N	N	N	Y	Y
Q. Funeral homes.	N	N	N	SP	Y	N
R. Indoor theatres.	N	N	N	N	SP	Y
S. Non-medical Marijuana Establishments Marijuana Establishments	N	N	N	N	N	N

Principal Permitted Uses and Structures							II
Uses	Zoning Districts						III
	SRAA &SR	RA	R	SM R	G	D	IV
V. Commercial and Industrial Uses							V
A. Lumber and fuel establishments	N	N	N	SP	Y	N	VI
B. Industrial buildings, including processing, fabricating, and assembly plants and manufacturing operations, provided they do not cause noise, odors, undue commotion or traffic which is detrimental to the neighborhood. The use of any land or building for the operation of the industry known as fish dehydration, fish processing or the manufacture of byproducts, so-called, from fish or fish waste, or the storage of such products is not permitted.	N	N	N	SP	Y	N	VII
C. Parking lots for commercial vehicles	N	N	N	N	SP	N	VIII
D. Industrial buildings, including processing, fabricating and assembly plants and manufacturing operations.	N	N	N	N	SP	N	IX
E. Wholesale business establishments	N	N	N	N	SP	N	X
F. Research laboratories	N	N	N	N	SP	N	XI
G. Contractor storage and repair facilities	N	N	N	SP	SP	N	XII
H. Boatyards on lots of greater than 10,000 sf, in buildings approved by the Fire and Building Inspectors or in open air yards, providing that such lots have one waterfront boundary and that vessels, floats, and lifts, or cranes shall not be stored in the setbacks as specified in Table IV.B.	N	N	N	N	SP	N	XIII
I. Boat yards on lots of less than 10,000 sf or lacking waterfront boundaries	N	N	N	N	SP	N	XIV
J. New construction or manufacture of vessels, or parts thereof, or other marine structures of wood, metal, and plastic impregnated laminates in buildings or in open air yards	N	N	N	N	SP	N	XV
VI. Permitted Accessory Uses and Structures							

Principal Permitted Uses and Structures							II
Uses	Zoning Districts						III
	SRAA &SR	RA	R	SM R	G	D	IV
A. Gainful home occupation (including a reasonable display of goods) provided that there is no advertising sign except for a small announcement sign having an area of not more than three square feet, and further provided that such occupation shall be carried on only by the	Y	Y	Y	Y	Y	Y	V
B. The occupation of a member of a recognized profession, trade, or service residing on the premises, and conducting the occupation primarily off the premises, providing there is no display or advertising except for a sign of not more than three square feet, and that occupation does not cause noise, undue commotion or traffic which is detrimental to a residential neighborhood and there are no more than 2 vehicles (business related) on the premises at any time.	Y	Y	Y	Y	Y	Y	VI
C. Accessory uses normally associated with a one- family detached dwelling, provided that such accessory uses are not detrimental to a residential neighborhood.	Y	Y	Y	Y	N A	Y	VII
D. Accessory uses normally associated with the permitted use allowed on each lot, provided that such accessory uses are not detrimental to a residential neighborhood	N	Y	Y	Y	N A	SP	VIII
E. Such light manufacturing as is incidental to and usual in connection with any permitted uses on the same premises, provided that such light manufacturing is not detrimental to the neighborhood because of noise, odors or vibration.	N	N	N	N	Y	N	IX
F. Such storage of materials, equipment and merchandise as is incidental to and usual in connection with any permitted uses on the same premises.	N	N	N	N	Y	N	X
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C. ACCESSORY DWELLING UNITS

1. **Intent:** Accessory apartments are an allowed accessory use where they are, by design, clearly subordinate to the principal dwelling unit, meeting the requirements of this section.

Accessory apartments are intended to advance the following:

- a. Diversify housing choices in the Town, while respecting the residential character and scale of existing neighborhoods;
 - b. Provide a non-subsidized form of housing that is generally less expensive than similar rental units in multi-family buildings;
 - c. Create more housing units with minimal adverse effects on Rockport's neighborhoods; and
 - d. Provide flexibility for families as their needs change over time and, in particular, provide options for seniors to be able to stay in their homes and for households with disabled persons.
2. **Accessory Dwelling Unit Types.** An accessory dwelling unit may be an accessory apartment located within a single- or two-family dwelling or may be located in a separate, detached accessory building.

3. **Rules for All Accessory Dwelling Units**

- a. No accessory dwelling unit shall be held in separate ownership from the principal structure/ dwelling unit;
- b. No more than 1 accessory apartment shall be allowed per lot;
- c. The property owner must occupy either the principal dwelling unit or the accessory apartment;
- d. Before a Certificate of Occupancy is issued the property owner of any accessory dwelling unit shall register such property with the Building Inspector and provide written certification attesting that the accessory dwelling unit shall not be used for short-term rentals, as defined in Section II.
- e. In addition to the minimum of one parking space required for single and two-family dwellings, one parking space shall be provided for an accessory dwelling unit. This parking space may be tandem with an existing space.
- f. Short-term rentals, as defined in Section II are prohibited in the accessory dwelling unit and may not be advertised or promoted on any internet platforms typically associated with short-term rentals.
- g. To ensure continued compliance with the requirements of this section by the current as well as by any subsequent owners, prior to using or obtaining a Certificate of Occupancy for any ADU, a Notice in the form provided by the Inspector of Buildings shall be recorded at the Essex South District Registry of Deeds. The Notice must contain the Lot

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address, Assessor's Map and Lot number, that an ADU has been allowed on the Lot and that the continued use of the ADU requires compliance with this By-law including, without limitation that no ADU may be used for short-term rental.

4. Rules for Internal Accessory Dwelling Units

- a. An Internal Accessory Dwelling Unit shall be a minimum of 250 square feet and a maximum of 900 square feet or 33 percent of the total Habitable Space in the principal dwelling, whichever is less.
- b. Exterior alterations are permitted provided they are in keeping with the architectural integrity of the structure, and the look, character and scale of the surrounding neighborhood as viewed from the street, including, but not limited to, the following considerations:
 - i. The exterior finish material should be the same or visually consistent in type, size, and placement, as the exterior finish material of the remainder of the building;
 - ii. The roof pitch should be consistent with the predominant roof pitch of the remainder of the building;
 - iii. Trim should be consistent in type, size, and location as the trim used on the remainder of the building;
 - iv. Windows should be consistent with those of the remainder of the building in proportion and orientation; and
 - v. Exterior staircases should be designed to minimize visual intrusion and be complementary to the existing building.

5. Rules for Detached Accessory Dwelling Units

- a. A Detached Accessory Apartment shall be a minimum of 250 square feet and a maximum of 900 square feet or 40% of the total Habitable Space of the principal dwelling, whichever is less. ~~The Planning Board may grant a special permit for a larger Detached Accessory Apartment up to 1,500 square feet.~~
- b. The Detached Accessory Apartment must be at least 10 feet from the principal dwelling unit on the site.
- a.c. The Detached Accessory Apartment must meet the setback requirements of the principal dwelling unit, as well as other applicable dimensional controls, except by special permit.

6. Termination

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- a. The accessory dwelling unit use shall terminate immediately upon any violation of any term or condition of this By-law that the owner fails to cure, upon thirty (30) days written notice mailed to the ~~applicant~~owner and to the occupants at the dwelling address by certified mail, return receipt requested.
- b. Duty of Owner Upon Termination include:
 - i. The owner shall discontinue the use of the accessory dwelling unit as a separate dwelling unit.
 - ii. The kitchen facilities of the accessory dwelling unit shall be removed unless determined by the Building Inspector to be incidental and subordinate as an accessory use of the principal dwelling.
 - iii. Any additional exterior entrance constructed to provide access to the accessory dwelling unit shall be permanently closed, unless the Building Inspector provides a waiver. The owner shall permit an inspection by the Building Inspector without a warrant.

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VI. AREA AND DIMENSIONS REGULATIONS

A. GENERAL REQUIREMENTS

1. **Applicability:** Except as hereinafter provided, no dwelling house, no principal building or structure, nor any accessory building or structure shall be erected on a lot in any district unless the lot and building or structure shall conform to the requirements in the Schedule of Area and Dimensions. (amended ATM 4/9/2012)
2. **Projections:** Nothing herein shall prevent the projection of cornices or eaves not exceeding eighteen inches in width, or of uncovered steps, not exceeding more than forty-eight inches from the structure, into any required yard or other open space.
3. **Gable Dormer:** A gable dormer has a ridge line running perpendicular to the ridge line on the wing of the house on which it is placed, and has a sloped roof. The front wall of the dormer shall be set back from the outside edge of the soffit. The length shall not exceed 60% of the length of the ridge line of the roof from which it emanates, with a gable wall setback of four (4) feet, or whichever results in a smaller dormer. The pitch of the dormer roof shall be the same as that of the roof from which it emanates. The word “dormer” refers to one or more dormers. (Added FTM 9-12-11)
4. **Shed Dormer:** A shed dormer has a ridge line parallel to the ridge line of the wing of the house on which it is placed. The front wall of the dormer shall be set back from the outside edge of the soffit. The length shall not exceed 80% of the length of the ridge line of the roof from which it emanates, with a gable wall setback of two (2) feet, or whichever results in a smaller dormer. The pitch of the dormer roof shall be a minimum of 3:12 and shall not rise above the ridge line of the roof from which it emanates. (Added FTM 9-12-11)
5. **Height Limitations:** No building in any district shall exceed thirty feet in height or two and one-half stories above the ground. Buildings can exceed these limits when authorized by a special permit issued by the Board of Appeals. The height limitation shall not apply to private radio or television antenna, chimneys, flagpoles, church spires, belfries, monuments, water towers or municipal fire towers.
6. **Corner Lots:** For purposes of this Bylaw, corner lots shall be considered to have two front yards. The setback of each front yard shall be considered individually.~~**ACCESSORY DWELLINGS:** An accessory dwelling shall be separated from all other buildings used in whole or in part for human habitation, on the same lot, by a minimum of twenty (20) feet.~~

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7. **RETAIL AND COMMERCIAL USE:** The following requirements shall apply to all retail and commercial uses of property, in any district, and shall apply to all new construction, reconstruction, conversions, remodeling and subdivisions, of retail and commercial property. There shall be excluded here from only (i) those retail and commercial uses of property that existed on the date of enactment of these provisions. (ii) offices where no merchandise is displayed and (iii) gainful home occupations as defined in Part I.C. hereof.
 - a. The minimum floor area devoted to retail or commercial use (including inventory storage and other “backroom” or auxiliary retail functions) shall be 400 square feet per unit. However, in the case of four or more units in the same building under the same ownership, up to one-fourth of those units may be as small as 200 square feet per unit, provided that the average of all units in the building remains 500 square feet per unit or greater.
 - b. The minimum dimension in any direction (width, length, or depth) of the retail or commercial area open to the public shall be an average of 10 feet.
 - c. The maximum number of retail or commercial units on any floor of any building shall be four.
 - d. There shall be at least one rest room in each building, devoted to retail or commercial use, for the use of the employees of the retail and commercial enterprises located therein. In addition, any restaurant, or any other building containing four or more retail or commercial units, shall provide at least one rest room for use by customers.
 - e. No license or permit (including, but not limited to, a building permit, vendor's license or common victualer's license) shall be issued by any officer, board or agency of the town with respect to any proposed construction, reconstruction, conversions, remodeling, subdivisions, or change of use which does not comply with these standards or for any retail or commercial use proposal to be located in a unit or building which violated these restrictions and provisions.
 - f. The use of floors above the first of retail and commercial property is limited to dwellings, professional or business offices, agencies, studios or storage for the first floor retail or commercial use. Other retail and commercial uses of floors above the first may be granted by special permit from the Board of Appeals.
8. **Lot Width:** Each lot created shall have at least a minimum lot width of forty feet between the side lot boundary lines from the front to the rear of the lots. Since the side lot boundary lines may be irregular, the lot width shall be measured by a circle of forty feet in diameter inscribed within the side lot of boundary lines. For lots which cannot conform to this width, a special permit may be granted by the Board of Appeals.

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9. **Driveways:** Driveways in excess of 500 feet shall be of sufficient width, suitable grade, and adequate construction to allow for access by emergency vehicles. (Added FTM 9-12-11)

Residential Dwellings (Added FTM 9/14/2015):

- a. Application and Purpose: This Section applies to residential buildings in the SRAA, SR, RA, and R zoning districts. The purpose of this Section is to require a minimum proportionality between the size of a building lot and the buildings on that lot.
- b. Aggregated Gross Floor Area: “Aggregated Gross Floor Area” is the sum of the Gross Floor Areas of existing or proposed buildings.
- c. Gross Floor Area and Side Setbacks:
 - i. On a lot of 2 acres or less, no residential building, or any combination of a residential building and accessory building(s), shall have an aggregated Gross Floor Area of greater than 7,000 square feet. The limitation of this section shall apply to the aggregated Gross Floor Area of an existing or proposed residential building and an accessory building proposed for construction on the same lot.
 - ii. Residential and accessory buildings shall have the following side setbacks:
 - 20 ft.—for residential buildings with 4,000-5,999 square feet of Gross Floor Area or for any combination of residential and accessory buildings with 4,000-5,999 square feet of Aggregated Gross Floor Area.
 - 25 ft.—for residential buildings with 6,000 square feet or more of Gross Floor Area or for any combination of residential buildings and accessory buildings with 6,000 square feet or more of Aggregated Gross Floor Area.

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**B. SCHEDULE OF AREA AND DIMENSIONS – ACCESSORY BUILDINGS
OR STRUCTURES (amended ATM 4/9/2012 & 9/14/15& FTM 9-17-2018)**

Zone	SRAA Single Res. AA*	SR Single Res.	RA Residential A	R Residential	SMR Semi- Residential	G General	D Downtown ***
Minimum Lot Dimensions							
Area square feet- 1 family	40,000	20,000	12,000	10,000	10,000	7,500	5,000
Area square feet- Two family	40,000	20,000	20,000	15,000	15,000	7,500	7,500
Area square feet – other uses***	40,000	20,000	20,000	15,000	15,000	7,500 (10,000 (5))	7,500
Frontage on street or way	150	75	75	50	50	50	30
Minimum Required Yard Dimensions/Setbacks (1,7) ****							
Front Yard (2)	20	20	20	20	20	15	10 (2A)
Side Yard	15	15	15	10	10	10	10
Rear Yard	15	15	15	10	10	10	10
Max. Bldg. Height (3)							
Stories	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Feet	30	30	30	30	30	30	30
Coverage (8) **							
Bldg Coverage % of square feet	10%	15%	20%	25%	25%	50%	50%
Accessory Buildings or Structures, <u>excluding Accessory Dwelling Units</u> (4) (5) (amended ATM 4/9/2012)							
Min. Bldg. Separation	15	15	15	15	15	10	10
Side/rear setbacks	10	10	10	10	10	10	10

- (1) As measured perpendicular to nearest street or way. The front yard setbacks listed in this column apply to all buildings and structures.
- (2) Front Yard Set Back requirements for residential buildings may be reduced if the setbacks of residential buildings on adjoining lots are less than the minimum front yard set back specified herein. In such cases the set back requirement shall be determined by taking the average set back of all residential buildings on the adjoining lots as the set back for the lot under consideration. In the case of a lot having more than one front

yard, each average set back shall be calculated individually, using set backs from the same street or way. (Amended ATM 6/10/02)

- (2A) Within the D District, the provisions of Footnote 2 apply to determining the Front Yard Setback of any structure. The Board of Appeals may grant a Special Permit for a lesser setback than the calculated average setback, including zero (0) feet. (Added FTM 9/12/11)
- (3) Vertical distance to ridge or highest point of roof.
- (4) Accessory Buildings or Structures: For purposes of side and rear set-backs only, swimming pools and tennis courts are deemed to be accessory buildings. ~~Accessory Dwellings: An accessory dwelling shall be separated from all other buildings used in whole or in part for human habitation, on the same lot, by a minimum of twenty (20) feet. (amended ATM 4/9/2012)~~
- (5) For the purpose of computing Minimum Building Separation, attached decks are deemed to be part of the building”. (added ATM 4/9/2012)
- (6) Minimum lot area for boat yards.
- (7) Minimum required yard dimensions. ~~These dimensions apply to accessory dwellings.~~
- (8) For lots that will not conform to building coverage requirements, a special permit may be granted by the Board of Appeals.

* Amended ATM 03/18/00 to include Single Residential AA Districts (SRAA)

** Amended STM 9/8/03 to include building coverage

*** Amended FTM 9/12/11 to include Downtown District & Area of sq. ft – other uses.

**** Amended FTM 9/14/15 to include Residential single, two family and multiples dwellings, accessory buildings, and townhouses shall have the following side setbacks: 20 ft. – for buildings with 4000-5999 sq. ft. GFA and 25 ft. – for buildings with greater than 6000 sq. ft. GFA

NOTE: All dimensions are in feet unless otherwise noted.

C. MODIFICATIONS AND EXCEPTIONS

1. **Tidal Boundaries:** Where any portion of a lot is covered by tidal waters, the mean high water line as established by the U.S. Coast and Geodetic Survey shall be considered the boundary or boundaries in computing the size of the lot, the square foot area of the lot and the setback of the lot.
2. **Accessory Building Yard Dimension:** Minimum required yard dimensions may be reduced for accessory buildings by a special permit issued by the

Board of Appeals.

3. **Existing Lots:** Any lot which, at the time of the passage of the 1951 Zoning By-Law, or any amendment thereof, was of lesser area than therein specified, and which was described in a deed or shown on a plan recorded with the Registry of Deeds, may be built upon, provided however, that said lot was not subsequently diminished in area, and provided further that if, at the time of the passage of the Zoning By-Law, or of any amendment thereof, there was other contiguous land of the same owner which might be used in connection with such lot, such contiguous land was used to the amount necessary to conform to the requirements of this section, and such lot was not thereafter diminished in area below the requirements stated in this section. In the case of any lot so described or shown in the Registry of Deeds which is without sufficient other land of the same owner contiguous and capable of use to constitute a lot of the area required in this section, on such lot, the owner may erect and maintain one dwelling and such other structures as will comply with all regulations herein specified except for minimum lot area, provided, in all cases that a lot has at least five thousand square feet of area or fifty feet of frontage. For lots having less than five thousand square feet or fifty feet of frontage the Board of Appeals may grant special permits for the use of such lots.
4. **Sraa Zoning District Lot Area Definition:** For all residential and non-residential buildings, the lot area required for zoning compliance in the SRAA zoning district shall not include areas subject to protection under Massachusetts Wetlands Protection Act or anything relative thereto (M.G.L. c.131, s.40) and the regulations adopted thereunder, as amended, and/or resource areas subject to protection under the Rockport Wetlands By-Law (Chapter 14A of the Rockport code of By-Laws), as amended, whichever is more restrictive. (Added ATM 03/24/01).